018.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,000 / 867,000
					USE VALUE:	867,000 / 867,000
					ASSESSED:	867,000 / 867,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS MICHAEL J & LISA VOLPE/ T	
Owner 2:	11 COLONIAL DRIVE REALTY TRUST	
Owner 3:		
Street 1:	11 COLONIAL DRIVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	COLLINS MICHAEL J & LISA V -
Owner 2:	-
Street 1:	11 COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,713 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5713.000	364,300		502,700	867,000
Total Card	0.131	364,300		502,700	867,000
Total Parcel	0.131	364,300		502,700	867,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.50 | /Parcel: 491.5

Legal Description

User Acct 12881

GIS Ref

GIS Ref

Insp Date 08/10/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,300	0	5,713.	502,700	867,000	867,000	Year End Roll	12/18/2019
2019	101	FV	271,200	0	5,713.	650,500	921,700	921,700	Year End Roll	1/3/2019
2018	101	FV	271,200	0	5,713.	414,000	685,200	685,200	Year End Roll	12/20/2017
2017	101	FV	271,200	0	5,713.	378,500	649,700	649,700	Year End Roll	1/3/2017
2016	101	FV	271,200	0	5,713.	307,500	578,700	578,700	Year End	1/4/2016
2015	101	FV	259,300	0	5,713.	307,500	566,800	566,800	Year End Roll	12/11/2014
2014	101	FV	259,300	0	5,713.	280,300	539,600	539,600	Year End Roll	12/16/2013
2013	101	FV	237,400	0	5,713.	266,700	504,100	504,100		12/13/2012

!1536!

PRINT

Date	Time
12/10/20	17:07:04

LAST REV

Date	Time
08/04/20	11:19:35

mmcmakin

1536

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS MICHAEL	1560-68	1	7/23/2020	Convenience	1	No	No		
BONACCORSO EDWA	1105-145		12/31/1992		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2012	1034	Redo Kit	38,525					& 1ST FLOOR BATH
6/2/2006	421	New Wind	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2015	Inspected	PT	Paul T
5/5/2009	Measured	372	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5713		Sq. Ft.	Site		0	85.	1.04	2									502,684						502,700	

Total AC/HA: 0.13115 | Total SF/SM: 5713 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 502,684 | Spl Credit | Total: 502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24523807
Const Adj.:	0.99495000
Adj $ / SQ:	154.869
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408353
Depreciation:	44102
Depreciated Total:	364251

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

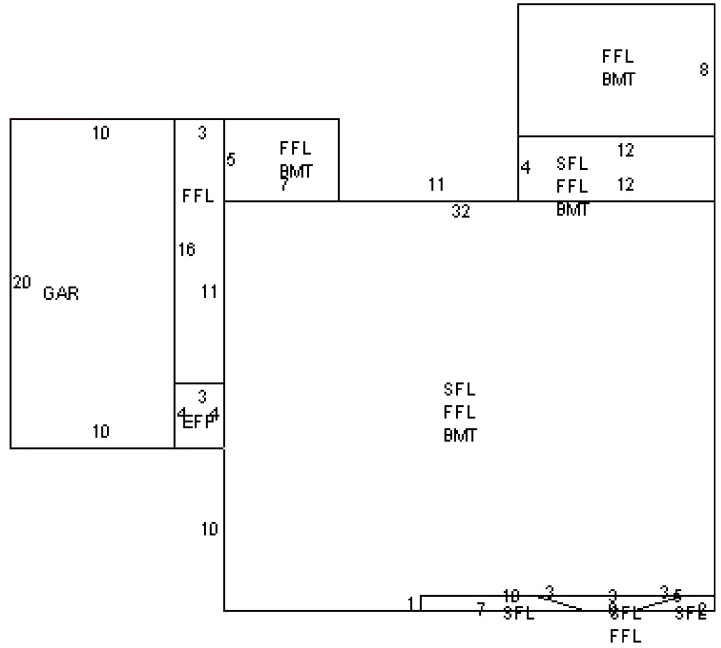
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.87
Special Features:	0	Val/Su Net:	126.19
Final Total:	364300	Val/Su SzAd	206.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	965	154.870	149,448
BMT	Basement	911	46.460	42,326
SFL	Second Floor	799	154.870	123,740
GAR	Garage	200	27.360	5,472
EFP	Enclos Porch	12	72.230	867

Net Sketched Area:	2,887			Total:	321,853
Size Ad	1764	Gross Are	2887	FinArea	1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	F	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc